

Paia Courtyard Project


Maui County Council Land Use Committee July 11, 2017

"The **Maui Island Plan** is a blueprint that provides direction for future growth, the economy, and social and environmental decisions on the island through 2030. The Maui Island Plan incorporates input from people across the island through a series of community meetings held over several years. The Maui Island Plan is, in essence, the people's plan. The Plan establishes a vision, founded on core values that break down into goals, objectives, policies, and actions."

Demographic Conditions, Trends, and Projections

- Between 2010 and 2030, the island's resident population is expected to grow from 144,444 to 194,630, an increase of 35 percent.
- The population is aging; the median age increased from 34.1 to 36.2 years between 1990 and 2000.
- Households are becoming smaller over time; Maui's household size is projected to decline from 2.94 persons per household in 2000 to 2.66 persons per household in 2030.

RECEIVED AT LU MEETING ON 7/11/17
(DAVID SPEE)



This Plan looks forward several generations, its recommendations will transform the way we manage our lands and plan for our communities.

Key highlights of the Plan include:

- ◆ Adoption of a Directed Growth Plan. **Growth areas are established where future growth is desired.** This will make development more predictable for everyone, including County service and infrastructure providers. This will help reduce development costs, provide more affordable housing, and lower taxes to the public.
- ◆ Protection of Maui's Small Towns and Rural Character. Outside of growth areas development will be limited to preserve our agricultural lands and open space. This will “**keep the country - country**”, a refrain repeated by many citizens.
- ◆ At the island and regional scale, increasing the density of housing is a more efficient use of land. It also saves on linear miles of roads, water lines, and other utilities that need to be built and maintained.

Maui Island General Plan 2030 - Maui Island Plan

- The dominant pattern of development within the Pā`ia-Ha`ikū region is low density residential development, frequently in the form of agricultural subdivisions. This dispersed pattern of land use is inefficient and can stress regional infrastructure systems and public services. **Future development in the area should be focused in existing communities and should provide a mix of uses to support area residents.**
- At the island and regional scale, **increasing the density of housing is a more efficient use of land.** It also saves on linear miles of roads, water lines, and other utilities that need to be built and maintained.



Planned Growth Area Rationale

The **Pā`ia Expansion** accommodates projected growth within the Pā`ia-Ha`ikū Community Plan region with minimal impact on agricultural lands and existing infrastructure and services. Although the site is located on prime agricultural-resource land, directing regional growth to this site and requiring **compact country town design will help preserve other agricultural lands and open space, and prevent the continuation of the current trend of low-density development across the region's landscape.** Additionally, urbanization of the site will provide residential housing in a location that is adjacent to Pā`ia Town's employment opportunities. **The site should be developed as a dense, mixed-use expansion of the adjacent Pā`ia Town that complements the existing community.**



“The Pā`ia Expansion planned growth area is approximately 41 acres and encompasses agricultural land west of Baldwin Avenue in Lower Pā`ia. The expansion is makai of the Pā`ia Post Office. **The site is envisioned as a compact, mixed-use small town expansion** that replicates the authentic architectural styles and design vocabulary of the business country towns of Maui. “



Aerial of Site

Location - Paia



- The Project is located on approximately 9 acres on Baldwin Avenue below the Paia Post Office and bounded by Baldwin Ave. and the Paia Mini Bypass.



Project

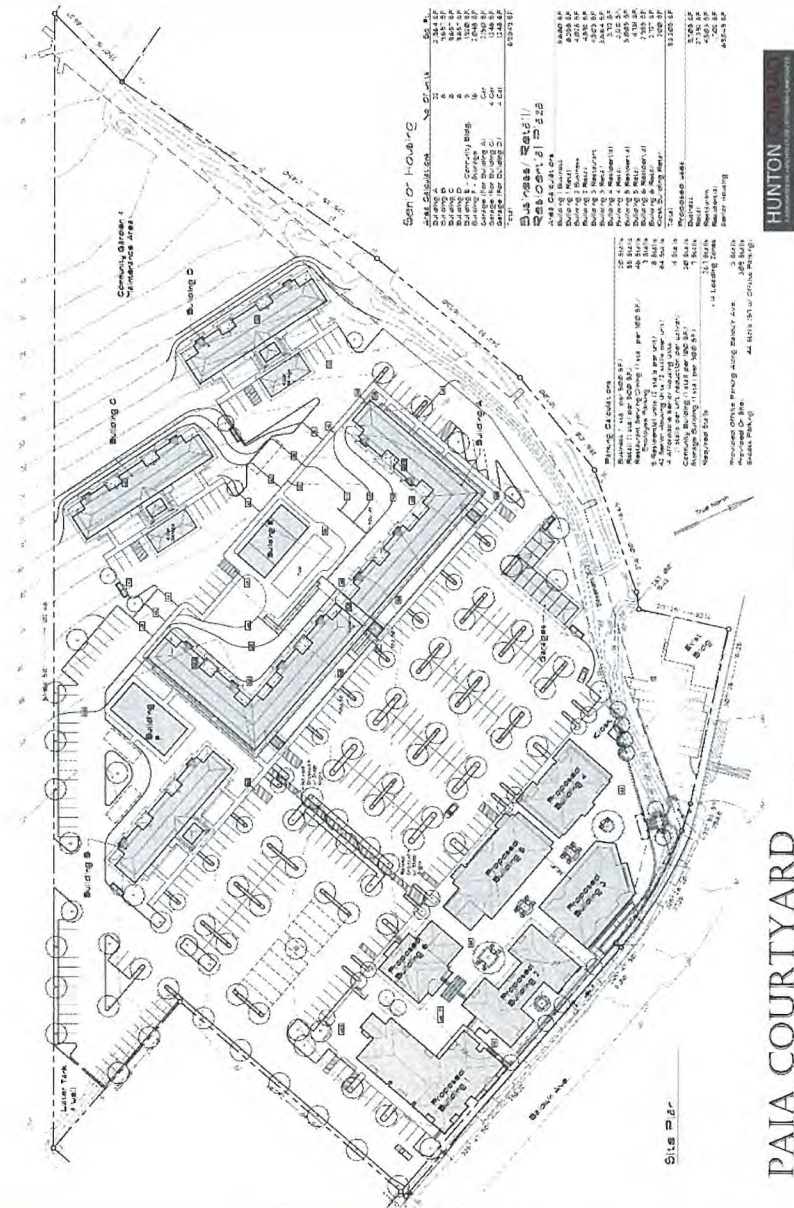
Commercial – 41,603 Square Feet

Apartments – 9 Units (11,745 sq. ft.)
above commercial

Senior Housing – 56 Units with 8 Garages
and mini storage for bikes, etc., and a
lap/aerobics pool, and community room.

Parking Stalls - Per Code 267
Total Stalls **309 (+13 offsite)**

Improvements – Curb & Gutter along
Baldwin Ave., relocate or bury electrical,
add entrance off of the mini-bypass,
landscaping.



Site Plan



PAIA COURTYARD

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A ASSOCIATES INC. • ARCHITECTURE • INTERIORS • LANDSCAPE

View down Baldwin Avenue



View from the Parking Lot



PAIA COURTYARD

HUNTON CONRAD
A REGIONAL DESIGN ARCHITECTURE INTERIORS & LANDSCAPE

View from Baldwin below



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View at Baldwin from Post Office



PAIA COURTYARD

HUNTON CONRAD
ARCHITECTURAL INTERIORS & LANDSCAPES

View from Parking Lot above



PAIA COURTYARD

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ARCHITECTS INC. • ARCHITECTURE • INTERIORS • LANDSCAPE

Courtyard



PAIA COURTYARD

Senior Housing from Parking Lot



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Senior Housing from Grass Court



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Senior Housing from Mini Bypass



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Sustainability Programs

Energy Conservation: The project will use LED lightbulbs, solar water heaters, photovoltaic electrical systems.

Water Conservation: Low flow water heads will be used in all apartments and drip sprinklers for irrigation.

Solar Power: Paia 2020 is working with Rising Sun Solar to develop photovoltaic systems for both the commercial and residential components of the project. It is anticipated that 100% of the common areas of the project will be powered by solar power with a battery back-up system in place. We are in discussions to cover some of the parking with photovoltaic systems.

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- **Senior Housing** — Maui has an aging population that wants to downsize and be near medical, recreation and commercial resources. (92% increase in Seniors in next 25 years).
 - **Commercial** — Paia Town's popularity and lack of commercial space has skyrocketed rental rates and pushed out almost all businesses that cater to local residents. In the last 6 months alone, Paia has lost both its Pharmacy and Laundromat. We are actively seeking out medical related businesses such as a doctor, labs, and a pharmacy.

Project Team

Applicant: Paia 2020, LLC - David Spee, Manager

Architect: Hunton Conrad & Associates – Hunton Conrad

Civil Engineer: Otomo Engineering, Inc. - Mark Matsuda

Traffic Engineer: SSFM International - Mike Packard

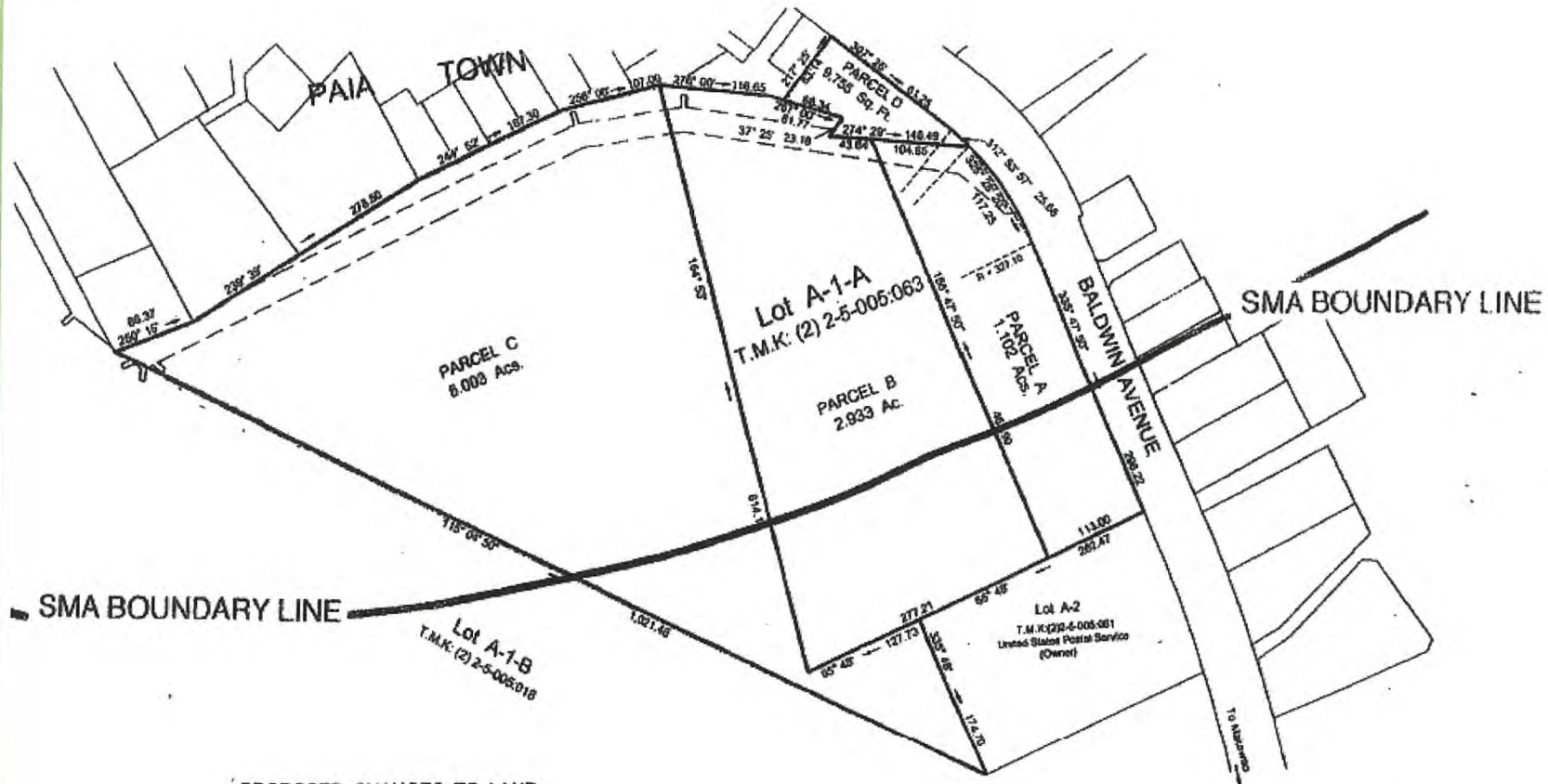
Market Analysis: Collier's International – Mike Hamasu

Archaeological & Hawaiian Practices:

Archaeological & Ethnographic Consultants Hawaii, LLC

Andree-Michelle Conley-Kapoi, MA

SMA Boundary Line



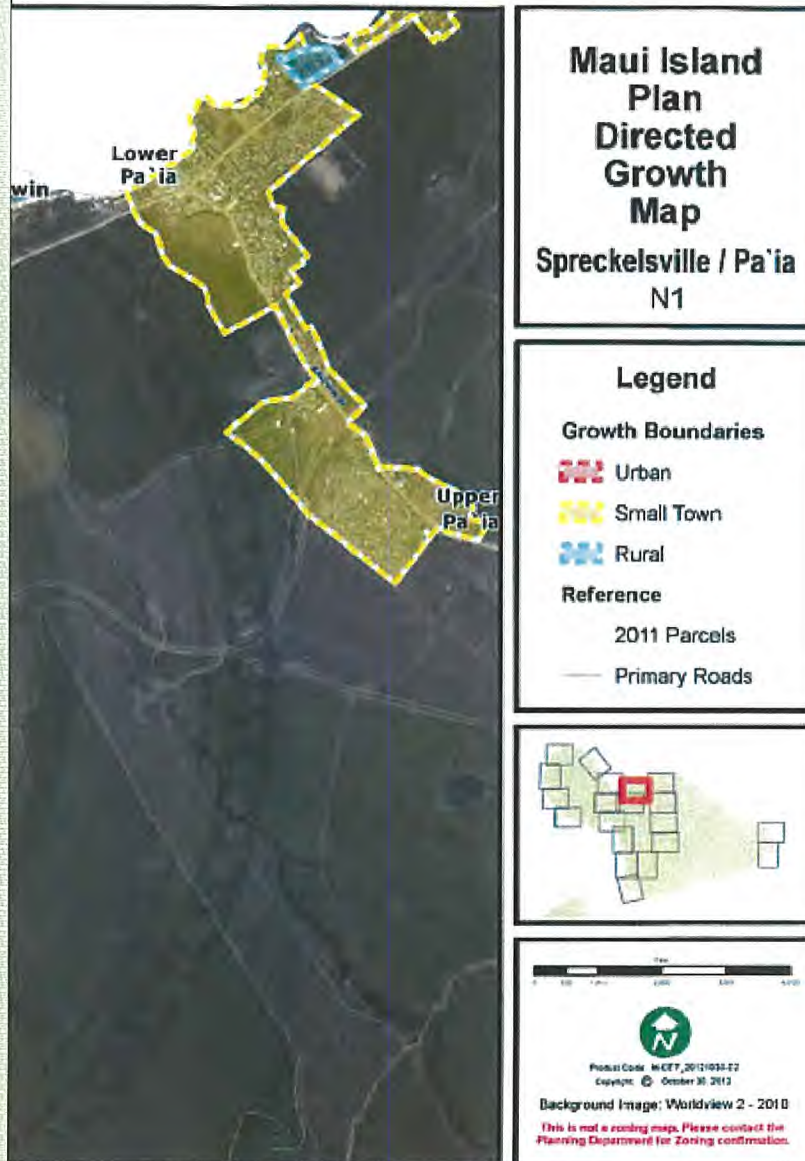
PROPOSED CHANGES TO LAND USE DESIGNATIONS

		EXISTING	PROPOSED
PARCEL A (1.102 Acs.)	State County Community Plan	Agricultural Interim Business	Urban Country Town Business Business/Multi-family
PARCEL B (2.933 Ac.)	State County Community Plan	Agricultural Interim Public/Quasi Public	Urban Country Town Business Business/Multi-family
PARCEL C (8.003 Acs.)	State County Community Plan	Agricultural Agricultural Agricultural	Urban Country Town Business Business/Multi-family
PARCEL D (9.755 Sq. Ft.)	State County Community Plan	Urban Country Town Business Business	Urban Country Town Business Business/Multi-family

PAIA POST OFFICE SUBDIVISION
PAIA, MAKAWAO, MAUI, HAWAII

EXHIBIT "I"

Benefits



1. This is 100% within the urban growth boundary of the new Maui Island Plan, which seeks to promote infill walking communities.
2. Will provide a place of community for older north shore residents and free up their homes for new families when they downsize.
3. Will attract local business that support the community and the elder population.
4. Will provide parking where it is desperately needed.